



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 5/20/02 Item:

File Number:
GP02-03-04

Council District and SNI Area:
3 – Delmas Park

Major Thoroughfares Map Number:
83

Assessor's Parcel Number(s):
259-38-036; -039; -040; -041; -042; -109;
-110; -111; -044; -047; -086

Project Manager: Lesley Xavier

GENERAL PLAN REPORT

2002 Spring Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Mixed Use with No Underlying Land Use Designation (0-116 dwelling units Residential Support for the Core Area (25+ DU/AC); 0-208,000 sq.ft. Office; 0-18,000 sq.ft. General Commercial) on 2.1 acres and General Commercial on 0.8 acres to Residential Support for the Core Area (25+ DU/AC) on 2.9 acres.

LOCATION: Southwest corner of West Santa Clara Street and Delmas Avenue

ACREAGE: 2.9

APPLICANT/OWNER:

Silicon Valley Advisors, LLC/SJW Land Company

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Mixed Use with No Underlying Land Use Designation (0-116 dwelling units Residential Support for the Core Area (25+ DU/AC); 0-208,000 sq.ft. Office; 0-18,000 sq.ft. General Commercial);
General Commercial

Proposed Designation: Residential Support for the Core Area (25+ DU/AC)

EXISTING ZONING DISTRICT(S): CN – Commercial Neighborhood; LI - Light Industrial

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Confluence Park and Arena Green Park – Combined Industrial/Commercial; Public Park/Open Space

South: Parking Lot; Single-Family and Multi-Family residential uses – General Commercial; Residential Support for the Core Area (25+ DU/AC)

East: San Jose Water Co. parking lot – General Commercial

West: Los Gatos Creek – Public Park /Open Space

ENVIRONMENTAL REVIEW STATUS:

Addendum to the Housing Opportunities Study Phase I EIR certified by the City Council on February 20, 2001

PLANNING STAFF RECOMMENDATION:

Residential Support for the Core Area (25+ DU/AC)

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- The Santa Clara Valley Transportation Authority (VTA) – Supports the high density, mixed use designation and requested that future discussions about development on this site include VTA, as the site is adjacent to the future San Fernando Light Rail Station and will require careful coordination.
- The City of San Jose Airport Department – The Airport Land Use Commission (ALUC) determined in September of 2000 that the amendment is consistent with its plan subject to compliance with FAA height restrictions and dedication of aviation easements to the City.
- The City of San Jose Public Works Department – The existing 10-inch storm water line in Delmas Avenue and West Santa Clara Street might not have adequate capacity, and would need to be addressed at the development stage.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a privately initiated General Plan amendment to change the Land Use/Transportation Diagram designation from Mixed Use with No Underlying Land Use Designation (0-116 dwelling units Residential Support for the Core Area (25+ DU/AC); 0-208,000 sq.ft. Office; and 0-18,000 sq.ft. General Commercial) on 2.1 acres and General Commercial on 0.8 acres to Residential Support for the Core Area (25+ DU/AC) on 2.9 acres for a site located at the southwest corner of West Santa Clara Street and Delmas Avenue. The proposed Residential Support for the Core Area (25+ DU/AC) land use designation envisions multi-story buildings with either commercial uses on the first two floors, and residential use on the upper floors, or wholly residential projects. The subject site at its current land use designation would allow for 116 dwelling units. The requested land use designation would allow for approximately 160 dwelling units on the subject site, which is an increase of 44 dwelling units on the site.

BACKGROUND

This site was the subject of a staff-initiated General Plan Amendment as part of the Phase I Housing Opportunities Study (HOS)(GP00-03-05a). Staff's original proposal was to change the Land Use/Transportation Diagram designation of a 2.1-acre site located at the southwest corner of West Santa Clara Street and Delmas Avenue from General Commercial to Residential Support for the Core Area (25+ DU/AC). The City Council deferred this amendment from the 2000 Annual Review to allow for completion of an Environmental Impact Report. The amendment was further deferred from the February 2001 General Plan Hearings to study a mixed use designation for the site. Based on the further analysis and in working with the property owners and their representatives, staff determined that a mixed-use designation for the site was appropriate. During the August 2001 Hearings on Housing Related Amendments this amendment was approved for a land use change to Mixed Use with No Underlying Land Use Designation (0-116 dwelling units Residential Support for the Core Area (25+ DU/AC); 0-208,000 sq.ft. Office; and 0-18,000 sq.ft. General Commercial).

Site and Surrounding Uses

The amendment site is bordered by the Los Gatos Creek to the west, West Santa Clara Street to the north, Delmas Avenue to the east, and West San Fernando Street to the south. A portion of the site is currently used as a parking lot with the remainder of the site consisting of two single-family homes. A variety of uses surround the site. Uses to the north include office buildings, the Compaq Center at San Jose, and the Confluence Park and the Arena Green Park. A parking lot and the San Jose Water Company office building are immediately to the east, and just beyond the San Jose Water Company office is the Guadalupe Parkway (State Route 87). To the south are potentially historic single-family homes, small businesses, and condominiums located at the corner of Park and Delmas Avenues.

The amendment site is located in the Downtown Frame Area just west of the Downtown Core Area boundary. The site is also located adjacent to the Vasona Light Rail line. As a part of the Vasona Corridor Light Rail Project, a light rail station is planned adjacent to the southernmost portion of the subject site.



Looking at the southern boundary of the site along W. San Fernando Street towards the north.

General Plan Land use designations surrounding the site include Combined Industrial/Commercial and Public Park/Open Space to the north, General Commercial to the east, General Commercial and Residential Support for the Core Area (25+ DU/AC) to the south, and Public Park/Open Space to the west.

ANALYSIS

Land Use Compatibility/Policy Consistency

The proposed land use designation of Residential Support for the Core Area (25+ DU/AC) would allow for the development of either a wholly high-density residential project or two floors of commercial uses with high-density residential on the upper floors. Development within this category is intended to expand the potential for residential development in close proximity to jobs in Downtown San Jose, and to create new consumer markets in the Downtown area. Given the site's close proximity to major transit facilities, including the planned Vasona Light Rail Project, the Downtown Core Area, and the future Los Gatos Creek pedestrian trail, the amendment site provides an excellent opportunity for pedestrian and transit-oriented development.

The proposed amendment is consistent with the General Plan's residential land use policies in that it is compatible with the existing land uses and neighborhood character. The General Plan encourages a mix of commercial, office, and residential uses in the Downtown Frame Area. The site is surrounded by commercial and residential land uses, as well as parks, which are all compatible uses with high density residential development. In addition, the Downtown Frame Area is intended for the location of higher intensity land uses that can support the Downtown.

The riparian corridor along the Los Gatos Creek forms the western border of the site and is planned for the Los Gatos Creek Trail. In order to ensure that future development of the site is compatible with pedestrian

uses, any project would need to comply with not only the City Council adopted Riparian Corridor Policy, but the General Plan's Urban Design Policy Number Seventeen which states that development adjacent to creekside areas should incorporate compatible design and landscaping.

Citywide Policy Issues

The San Jose 2020 General Plan has seven Major Strategies that identify the principal objectives of the Plan. Of those seven, this amendment directly relates to four of them: Growth Management, Downtown Revitalization, Housing, and Sustainable City. The proposed amendment is supportive of the Growth Management Major Strategy that seeks to find the balance between the need to house new population and the need to balance the City's budget, while providing acceptable levels of service. The amendment site is located within an area where urban facilities and services are generally already available; any infill development on this site supports the intent of the Growth Management Major Strategy. Infill development is also an important component to the Downtown Revitalization Major Strategy. Major housing and mixed use developments in and near Downtown are critical to the General Plan's goal of creating a central identity for San Jose and a revitalized core where people live, work, and play – a "24-hour Downtown."

The proposed amendment is also supportive of the Housing Major Strategy that seeks to maximize the housing opportunities on infill parcels already served by the municipal services. The change in the land use would allow for mostly higher density residential development which would provide more housing units on this infill site compared to the existing land use designation. The Sustainable City Major Strategy seeks to reduce traffic congestion, pollution, wastefulness, and environmental degradation of our living environment. The amendment site is located within the Downtown Frame Area of the City and within close proximity to many different modes of transit. Locating development in already urbanized areas and around transit contributes to sustainability by shortening trip lengths and providing for the availability of different modes of transportation such as public transit, biking, and walking. This in turn helps to conserve energy and improve air quality.

Environmental Issues

An addendum to the HOS Phase I EIR was prepared in order to analyze any additional traffic impacts due to the change in land use on the site. The addendum concluded that the proposed land use was not significantly different from what was analyzed in the EIR and a supplemental EIR was not required.

PUBLIC OUTREACH

The property owners within the amendment site boundaries and/or property owners within a 1000-foot radius of the amendment site were sent a newsletter regarding the three community meetings that were held on April 10th, 16th, and 18th 2002 to discuss the proposed General Plan amendment. They also received a public hearing notice regarding the public hearings to be held on the subject amendment before the Planning Commission in May and City Council in June. In addition, the community can be kept informed about the status of amendments on the Department's web-site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule. No comments were received in regards to this amendment at any of the community meetings.

RECOMMENDATION

Planning staff recommends Residential Support for the Core Area (25+ DU/AC)

Attachments

PBCE002/GP_Team/2002 Annual Review/Staff Reports/Spring Review/GP02-03-04.doc